[redacted]

178 The Street
Capel
Dorking
Surrey RH5 5EN.
24th February 2025

To Catherine Howe
Head of Strategic Planning
Horsham District Council

Dear Mrs Howe

Subject Planning Application DC/25/0113
OBJECTION - Land east of Coolham Road,
Coolham, RH13 8QD

It greatly concerns me the prevous refused application, DC/24/1801 dealt with by Hanna Darley was due to an increase of development, as authorised under the Prior Approval Notification proceedure - Ref DC/16/2302 PERMITTED on 28/11/2016.

The current application, DC/25/0113 appears to reduce the development area in line with the original Prior Approval Notification proceedure PERMITTED without public consultation. eg curtilage increase I believe?

Having studied and commented publically it is clear the current application is an exceptable exterior design exercise. with no reference to Water Neutrality. Natural England issuing a Position Statement for applications within the North Sussex Water Supply Zone which states that it cannot be concluded with the required degree of certainty that the new residential development would not have an adverse affect on the integrity of the Arun Valley SAC, SPA and Ramsar Sites.

Guy Everest HDC Senior Planning officer stating this in his delegated report dated 01/03/2024 in relation to DC/23/1151 NOT APPROVED.

The Planning Inspectorate Appeal Decision Ref APP/Z3825/W/3342051 following a site visit made on 17/9/2024 represents an independent evaluation

The Inspector J Bowyer BSc (Hons) MSc MRTPI takes exception to the landscape officers report and agrees that the current agricultural barn is not of any architectural merit (Blot on the landscape)?

Flood risk / Drainage has been monitored locally by a near by resident at Brook Cottage, Coolham. Photographs obtained Objection to DC/25/0113 It is evident that HDC Drainage strategy was missing from Guy Everest report dated 01/03/2024 OBJECTION MADE BY HDC

In conclusion the bridleway, historically used for agricultural vehicle access is owned, I believe by a third party, not the applicant.

Since my visits to the site commencing in 1981 whilst a local Police officer to my knowledge and belief I have never witnessed non agricultural vehicles using the bridleway with the exception of Southern Water Treatment Works employees in works maintainance / solids removal roles.

The WSCC Rights of Way: No objection in Guy Everest report dated 01/03/2024 stating "It is understood that the application does not impact upon, or propose any alteration to the Public Right of Way. Therefore the Public Right of way team offer no objection to the proposal.

With public safety being an overiding factor for those using the Perimeter track Walk, especially children / animals and cyclists any motorised private vehicle gaining accem will be a potential hazzard.

Having worked with WSCC Rights of Way Dept from 1999 to 2020 in a Community Initiative Road Safety Project making the Downs Link Bridleway at Christs Hospital avaiable for public usage I am greatly concerned their lack of interest is indefensible. - Yours sincerely [redacted] Retired Sussex Police officer/Airfield Historian.